



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 25, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section

**SUBJECT: TECHNICAL UPDATE TO TITLE 22
PROJECT NO. R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
December 10, 2014 – AGENDA ITEM #5
(Continued from September 17, 2014, August 20, 2014; July 30, 2014; and
June 18, 2014)**

Since June, the Ordinance Studies Section Staff (OS Staff) has conducted a series of public hearing and presented your Commission with a complete draft of Volume I – Countywide Provisions, of the Technical Update. Today, OS Staff presents the project's status since the last public hearing. At the conclusion of today's public hearing, OS Staff recommends that your Commission continue the public hearing to April 22, 2015, where we will conclude the public hearing for the entire project by presenting all three volumes in the Technical Update: Volume I – Countywide Provisions Standards, Volume II – Community Standards Districts and Volume III – Specific Plans.

December 10, 2014 Technical Update Public Hearing
Volume I – Countywide Provisions

Since the September 17, 2014 public hearing, OS Staff has focused on three goals for Volume I: (1) County Counsel preliminary review, (2) testing and (3) updated diagrams.

Volume I was referred to County Counsel for preliminary review. Ordinance projects, such as the Technical Update, are usually reviewed by County Counsel after your Commission refers it to the Board of Supervisors for their consideration of approval. Due to the extensive volume of materials in the Technical Update, OS Staff requested this preliminary review in order to obtain early input on the project. OS Staff requested that County Counsel focus the review on Divisions 3 (Zones), 7 (Standards for Specific Uses), 8 (Permits, Reviews and Legislative Actions) and 9 (Administration) because these four Divisions best exemplify the objectives of the Technical Update and best reflect the technical changes to Title 22. County Counsel provided preliminary comments on those four divisions and OS Staff will incorporate these comments in to the Technical Update draft for the next public hearing. County Counsel will conduct a complete review of the Technical Update after your Commission refers the project to the Board of Supervisors.

Previous tests confirmed that Technical Update language was correct and retained the intent of the existing code. After presenting a complete draft of Volume I to your Commission, OS Staff organized a new round of tests in order to verify that *application review and processing* under the Technical Update was consistent with the existing code. Department planners from the Current Planning and Land Use Regulation Divisions completed mock reviews by testing Volume I with recently submitted applications. The reports from the Department planners were positive, stating that application review in the Technical Update is consistent with the existing code and that the review went smoothly.

Since the last public hearing, additional diagrams were requested by Department planners. OS Staff is working with Systems Analysis to refine the diagrams. OS Staff will insert the diagrams in to the Technical Update draft for the next public hearing.

Volume II – Community Standards Districts

Because each of the 28 community standards districts (CSDs) was written with extensive input and collaboration with the respective CSD community, OS Staff proposes a limited scope of work for Technical Update edits to the CSDs. The scope of work is generally limited to: (1) replacement of Director's Review with either "Discretionary Site Plan Review" or Discretionary Site Plan Review with Notification", (2) reorganization of the structure and format to make all CSDs consistent, (3) update to references, (4) removal of repetitive application requirements and (5) documentation of each proposed edit.

The Technical Update will not make changes to development standards or required applications for CSDs. Edits in these categories may be addressed as part of a future project to modify an individual CSD. The Technical Update will standardize the format and structure of CSDs and OS Staff will prepare recommendations and guidelines for the Department for future CSD projects. The draft scope of work and a sample of a CSD with documented edits are attached to this report.

Beginning in January 2015, OS Staff will contact each CSD community and inform them of the edits proposed as part of the Technical Update. OS Staff will provide each community with a draft of their CSD with documented edits. OS Staff plans to schedule at least three meetings with the CSD communities and will be available to meet individually with any CSD community, at their request.

Volume III – Specific Plans

The stated objective for specific plans in the Technical Update is to incorporate all adopted specific plans in to Title 22. Three specific plans have not been incorporated in to Title 22 – La Vina, Newhall Ranch and Northlake Specific Plans. OS Staff will incorporate these three specific plans using scanned copies of the plans. Because no edits are proposed, the references to the rest of Title 22 in each specific plan will become outdated. In order to address this, OS Staff proposes to add appendices to each specific plan with a reference chart indicating old to new references.

Environmental Document

This project is categorically exempt from CEQA requirements per State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The project is administrative in nature and has no physical effect on the environment.

Public Notification

On May 16, 2014 notice of public hearing was published in the Antelope Valley Press and the LA Times. On May 17, 2014 and May 20, 2014, notice of public hearing was published in LA Opinion. On May 19, 2014, OS Staff sent a courtesy public hearing notice to 1,800 emails. These emails include community groups, the 88 cities in incorporated Los Angeles County, and the contact list from the Green Building Program. On June 18, 2014, the Commission continued the public hearing to July 30, 2014, a date certain. On July 21, 2014, OS Staff sent a courtesy public hearing notice to 1,600 emails. On September 4, 2014, OS Staff sent a courtesy public hearing notice to 1,000 emails. On November 25, 2014 OS Staff sent a courtesy public hearing notice to 1,000 emails

Public Comments

No public comments were received for the status of the project update at the time of this report.

Staff Recommendation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

OS Staff recommends that the public hearing on the Technical Update to Title 22, referred to as Project Number R2011-00518(1-5), be continued to April 22, 2015.

<p>I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THIS PUBLIC HEARING TO APRIL 22, 2015.</p>
